

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman Edward Huber. Other Commission members present included Jeffrey Gross, Laurie Reynolds and Thomas Rosenberger. The meeting was attended by Borough Manager P. Michael Coll and Chloe Mohr, Community Planner, Montgomery County Planning Commission. The meeting was also attended by Borough Councillor Julie Munden and Mayor John Reynolds.

Chairman Huber asked for consideration of the minutes from the November 7, 2018 Planning Commission meeting. A motion was made by Jeffrey Gross and seconded by Laurie Reynolds, to approve the minutes of the November 7, 2018 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Edward Huber noted there are several presentations scheduled on the Agenda. The first presentation will be from CH Theater Group, LLC, concerning renovations to the Broad Theater. Kyle Hoff and Charles Crown presented the Planning Commission with concept plans for the renovation of the Broad Theater building. The plans show the development of two main theaters on the street level of the building, with a smaller third theater located on the second floor of the building. The lobby area will have a lounge, operated by Free Will Brewery, and concession area with a proposed ramp to the neighboring restaurant. The façade design is not completed finalized. The existing painted brick is deteriorated in many areas. They are looking to restore some of the brick façade and add some design features along the Washington Avenue façade of the building. The owners want to install a new marquee and sign that replicates the old theater. The group anticipates starting with afternoon and evening shows. The owners discussed improvements to the streetscape around the building and will be asking the Borough for assistance in constructing a new streetscape in a fashion similar to the streetscape projects along Main Street.

Chairman Huber next recognized representatives from the Souderton Charter School concerning the conditional approval to use the property at 117 Noble Street to supplement operations of the charter school. The Souderton Charter School was represented by Attorney Frank Buschman, Directors Wendy Ormsby and Jennifer Arevalo, and engineer Joshua Gross of Richard C. Mast Associates. Chairman Edward Huber noted that he will abstain from any discussion with this application given a conflict with his employment with Richard C. Mast Associates. Attorney Frank Buschman presented a revised development plan and lot consolidation plan. They reviewed the floor plan for 117 Noble Street, which will include art and music studios. The development plan shows a total of 38 parking spaces with 20 spaces required. The plan will be forwarded to the Montgomery County Planning Commission for review and comment. The Planning Commission will review the plan for formal consideration at their January 2, 2019 meeting.

Max Heckler of Select Properties reported that they have been working with PennDOT on the Highway occupancy permit for the East Broad Street driveway entrance into the Berkeley Court development. PennDOT has confirmed that the drive must be aligned with the Lacher Insurance Agency drive, which will require a shift of approximately 50 feet from the prior sketches. They will continue to refine their plans for review and discussion at a future meeting.

Borough Manager Michael Coll circulated concept plans for a new building at 160 N. Main Street. The owner demolished the existing building due to structural deterioration. The concept plan is

to construct a new two story building with two commercial units fronting the existing parking lot and two residential units above. The concept plan was sent to the Montgomery County Planning Commission for review and comment.

Borough Manager Michael Coll circulated concept plans for the reconstruction of 30 W. Broad Street. The owners appeared before Borough Council at their November work session to discuss a proposal to renovate the entire first floor into a restaurant with a potential banquet area. They are looking to construct five lost style residential units on the second and third floor of the building. The owners discussed parking waivers with Borough Council. The Planning Commission expressed concern with the waiver of parking for the proposed residential units. Concern was also expressed with the proposed banquet facility and parking waivers.

Chloe Mohr discussed revisions to parking regulations with Planning Commission members. She noted a trend to move away from calculating spaces per employee to more specific and measurable standards. The Planning Commission members agreed with this approach. Chloe also suggested removing some uses within the parking requirement charts that either do not or will not exist in the Borough. The Planning Commission members discussed a concern with the current parking requirement of 1.5 spaces for multifamily units and 2 spaces for single family units. The Montgomery County Planning Commission noted a trend to decrease parking requirements to reduce the amount of paving. Chloe Mohr will research parking trends for larger units. The current parking regulations allow for reduction in parking. The Souderton Planning Commission members discussed a concern in waiving parking for residential units. The residential component of the development must have parking either provided or leased off site; however, with day time turnover, commercial parking can be reduced to share with the residential spaces. Planning Commission members also discussed a potential to have a Parking Authority to administer potential fees associated with waiver of parking requirements. The Borough Engineer will be asked to assist in providing specifications for the construction of parking lots.

Chloe Mohr circulated a revised draft of the MUR Zoning District. Revisions were made to address comments from the November meeting. Chloe Mohr reviewed new and revised definitions which will be a companion to the MUR Zoning District revisions. Discussion was held on the actual parking space size, with members favoring a space that is 10 feet wide.

Chloe Mohr will work on preparing a revised draft of the SALDO requirements for the MUR district developments for review at the January meeting.

There being no further business, the meeting was adjourned at 10:00 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary